

PARK AND RECREATIONAL FACILITIES NEEDS ASSOCIATED WITH THE COYOTE VALLEY SPECIFIC PLAN

The City's General Plan recognizes that Coyote Valley is relatively isolated from the rest of San José and future development will need to be in the form of a balanced community with jobs, housing, commercial and community facilities, schools, parks, residential services, and public transit. The planning for such a "new town", as required by the General Plan, should include the North Coyote Valley Campus Industrial Area as a key job center and the Coyote Valley Urban Reserve as the primary new residential area. The specific plan should also preserve the long-standing guidelines previously established by the Council; these include creating 50,000 jobs and at least 25,000 homes in Coyote Valley and permanently protecting the greenbelt located in South Coyote Valley.

On August 20, 2002, the City Council, in keeping with the planning process set forth in the San José 2020 General Plan for the Coyote Valley Urban Reserve initiated the Coyote Valley Specific Plan to create of new town of approximately 75,000 people (avg. household size of 3.0 x 25,000 new units) and 50,000 new jobs.

Parkland Obligation

Base on the above assumptions, 262 acres of neighborhood / community serving recreational lands should be provided per the City's General Plan under Goals and Policies – Item 16 Other Services states: "For parks and recreation: the goal is to provide 3.5 acres of neighborhood and community serving recreation lands per 1,000 population" (75,000 people / 1000 x 3.5 = 262.5 acres). These are developed park acres and exclude steep topography areas, riparian corridor setback areas and environmental mitigation areas that preclude development and use of recreational facilities.

If the neighborhood / community serving recreational lands are provided under the Parkland Dedication or Park Impact Ordinances (PDO/PIO) only, then the acreage number will be reduced to 225 acres permitted under State Law – Government Code Section 66472. Please see Chapter 14.25 and 19.38 of the San José Municipal Code for reference. The two Ordinances can only provide up to 3.0 acres per 1000 population (75,000 people / 1000 x 3.0 = 225 acres).

The PDO/PIO permits new recreational school grounds to be counted toward the City goal of providing neighborhood / community serving recreational lands if such property has an easement solely for the purpose of public park and open space. The PDO/PIO credits to the housing developers are equal to the square footage of the land being restricted under the easement and not the associated development costs.

If a developer provides a turnkey park by dedicating land and improving such land with recreational amenities acceptable to the City, then the required land dedication of 3.0 acres per 1000 persons is reduced to match the costs to design, construct and inspect such improvements. This reduction for constructing park improvements is approximately 1/3 of the land dedication.

If a developer provides private recreational elements on a housing project in accordance with the PDO/PIO and the associated City Council Resolution (No.71120), then the developer is eligible for partial PDO/PIO credits equal to 50% of the project's obligation. Private recreational credits are equal to square footage of such amenities that are in accordance with the City's Resolution and not the cost of the recreational improvements.

Community Centers

The City goal is to provide 500 square feet of community center space per 1000 persons as noted in the City's General Plan under Goals and Policies – Item 16 “Other Services” states: “For parks and recreation: the goal is to provide 500 square feet of community center space per 1000 population.” The proposed community center will also serve those living in the Greenbelt Area.

As calculated, a 40,000 square foot community center is required for the Coyote Valley Specific Plan Area and the Greenbelt Area ($80,000 / 1000 \times 500 = 40,000$). However, Parks, Recreation and Neighborhood Services Department (PRNS) is recommending that a 60,000 square foot community center facility be built to serve the Coyote Valley. PRNS is suggesting that a community center complex consist of a gym with two basketball courts and locker rooms, six classroom at 1,000 square feet each, a arts and crafts room at 2000 square feet, a dance room at 1,600 square feet, a multipurpose room to hold at least 300 or 4,500 square feet, a weight room of 1000 square feet, a tiny tots facility of 2,000 square feet, a teen room/lounge of 2,000 square feet, a senior room/lounge with dinning area for the senior lunch program at 3,000 square feet, a 1,000 square foot kitchen and food storage area, a 2,000 square foot indoor fitness room(s) a community theater/black box stage area for 500 seated guests, reception/staff offices for 10, a 200 square foot work/mail/copy room, plus space for other governmental services provided by other City departments. A facility of this size would require parking for approximately 250 cars. Land associated with the community center can be counted as part of the goal for providing neighborhood/community-serving parklands.

Other Recreational Facilities

Other facilities that should be provided as part of the development in the Coyote Valley includes:

An aquatic center with recreational/teaching pools and a 50-meter swimming pool – lighted and housed with either the proposed Community Center Complex or the proposed High School. Provide parking for 150 cars. Land can be counted as part of the goal for neighborhood/community serving parklands.

Lighted athletic complex(s): 3 little league fields, 2 senior league fields, 4 softball fields and 7 soccer fields based on one field per 5000 population ($80,000 / 5000 = 16$ fields). Provide parking for 300 cars. A group picnic area for 200 and two small group picnic areas of 50 people each. Park maintenance facility of at least two acres to service the Valley. Land can be counted as part

of the goal for providing neighborhood/community-serving parklands. These fields are additional to school athletic fields.

A community festival area of at least 20 acres of open turf land along with parking for 500 cars.

At least 6 acres of community garden space – can be located in the greenbelt. Provide parking for 60 cars (Based on 1 acre per 14,000 population as stated in Leisure and Life 2000 (80,000 / 14,000 = 5.7 acres plus parking). Land can be counted as part of the goal for providing neighborhood/community-serving parklands.

At least four neighborhood parks of 8 to 10 acres each consisting of children's play areas – both tot and youth, a skate area, two half courts basketball courts, two tennis courts, shaded picnic areas, one small group picnic area for 60 users, and a minimum 300 feet x 400 feet open turf area. Land can be counted as part of the goal for providing neighborhood/community-serving parklands. Streets on all four sides should surround neighborhood park sites.

A civic plaza or park in the center of the development to act as a major event facility like Plaza de Caesar Chavez does in downtown San José. Land can be counted as part of the goal for providing neighborhood/community-serving parklands. This area should be developed for musical concerts.

Trails

A trail shall follow Fisher Creek from the Coyote Narrows to either the southern edge of the urban reserve area or to Morgan Hill City Limits. Cross connection trails between Fisher Creek Trail and Coyote Creek Trail shall be coordinated with Yves Zsutty, the City's Trail Coordinator and the County Department of Parks and Recreation. The Juan Bautista de Anza National Historic Trail shall also be included, which could be part of the Fisher Creek Trail System and then parallel Santa Teresa Boulevard through the saddle west of Tulare Hill. The Bay Area Ridge Trail also needs to cross the Valley to connect the Santa Cruz Mountains with the Diablo Range. Neighborhood trails should provide safe access to elementary school sites and or park sites. Minimum trail corridor width shall be 24 feet in width for an 8 foot wide paved trail section and 28 feet for a 12 foot wide paved trail section. Provide at least a six-foot wide landscape area and a two-foot wide shoulder on both sides of a paved trail section. Install mile markers and call-boxes along the trails.

Orientation and Design Guidelines

Public parks, open space lands and other similar public areas should be located, oriented and designed in such a way as to facilitate their security and policing from adjacent roadways. Many of these facilities should be located off the proposed outer loop road.

Roads and not backyards of development shall be adjacent to major creeks in the Valley. This is both a City and SCVWD policy. Provide the required riparian setback area per the City's Riparian Corridor Policy.

High-density developments should include a dog run area(s) for its residents.

The proposed lake should have some recreational value beyond scenic ones.

Urban plazas are encouraged in the downtown type areas along with public art.